



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2324485



\$374,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Backing onto a large green space and bordered by an alley on one side, this bi-level offers a setting that feels more open and private than many homes in the neighbourhood. The open main floor creates an inviting space where the kitchen flows seamlessly into the dining and living areas, making it ideal for everyday living and entertaining. With 3 bedrooms plus a den, 2 full bathrooms, and a fully developed basement featuring a spacious family room, there's plenty of room to grow. Whether you're buying your first home or looking for your next investment property, this home offers a functional layout and an opportunity to add your own personal touches over time. Conveniently located close to schools, parks, shopping, and everything Sylvan Lake has to offer, it's a property with plenty of potential in a location buyers continue to love. The home has also been pre-inspected, giving added confidence as you plan your next move.